

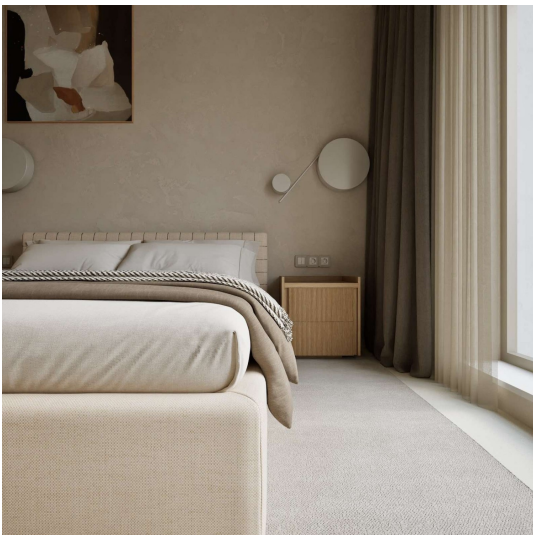
ISTRIA ADRIA

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Code :	08866
Location :	Labin
Building size :	176 m2
Lot size :	910 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 915.000 €

Welcome to an oasis of luxury and modern elegance that offers a perfect blend of comfort, functionality, and energy efficiency. This exclusive villa spans two floors, creating a sense of openness and harmony from the moment you step through the door.

The ground floor features a spacious open space concept, uniting a sophisticated living room, elegant dining area, and a modern kitchen—an ideal setting for gatherings and family moments. Adjacent to the living area, there is convenient indoor and outdoor storage, a separate fitness or sauna room, and access to a beautiful covered terrace with a fully equipped summer kitchen. The impressive heated pool of 48 m² with a massage area invites you to relax and enjoy throughout the year.

Upstairs, you'll find an intimate sleeping area comprising four luxurious bedrooms, each with its own bathroom and direct access to the terrace, ensuring the privacy and tranquility you deserve.

The villa is equipped with premium systems such as an inverter air-conditioning system for precise temperature control, underfloor heating with fan coil technology for maximum comfort, and solar power systems significantly reducing energy costs.

Since the villa is currently in the early construction phase, you have a unique opportunity to participate in choosing finishing materials according to your taste and preferences.

Proximity to essential amenities such as shops, schools, post office, health center, sports facilities, and top restaurants makes this location extremely attractive for everyday living or tourism

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rental, ensuring a rapid return on your investment.

Discover the ideal place for the life you deserve—a blend of modern luxury and practical functionality.